

# SAN FRANCISCO PLANNING COMMISSION



## DRAFT -Notice of Hearing & Agenda

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, July 7, 2016**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Richards, Antonini, Hillis, Johnson, Moore, Wu  
COMMISSIONER ABSENT: Fong

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:14 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Diego Sanchez, Lilly Langlois, Laura Ajello, Todd Kennedy, Kimberly Durandet, Brittany Bendix, Tina Chang, Christopher May, Rich Sucre, Alexandra Kirby, Jeffrey Speirs, Ella Samonsky, and Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2014.0503ENX (E. JARDINES: (415) 575-9144)  
2600 HARRISON STREET - located on the west side of Harrison Street between 22<sup>nd</sup> and 23<sup>rd</sup> Streets, Lot 001 in Assessor's Block 3639 (District 9) - Request for **Large Project**

**Authorization**, pursuant to Planning Code Section 329, for demolition of an existing warehouse and new construction of a four-story mixed-use building (measuring approximately 26,845 gross square feet); measuring 39'-8" tall (exclusive of elevator and stair penthouses), 19 dwelling units, 1 PDR unit, 15 off-street parking spaces in a basement level, 19 Class 1 bicycle parking spaces, and 1 Class 2 bicycle parking space. The project includes private and common open space and associated landscaping. Under the Large Project Authorization, the project is seeking exceptions to certain Planning Code requirements including: 1) street frontage active use and ground floor ceiling height (Planning Code Section 145.1); and 2) rear yard (Planning Code 134). The subject property is located within the UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
**(Proposed for Continuance to July 14, 2016)**

SPEAKERS: John O'Conner – 2600 Harrison  
 Erick Arguello – Support for continuance  
 ACTION : Continued to August 11, 2016  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson

## B. COMMISSION MATTERS

2. Consideration of Adoption:
- [Draft Minutes for June 23, 2016](#)

SPEAKERS: None  
 ACTION : Adopted  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson

3. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

### Commissioner Antonini:

I think there was an excellent series in the Chronicle last week on homelessness and culminating with an editorial on their front page, which was extremely well written and just didn't make criticism, but put forth some possible solutions. Some of the keys in their editorial, which made very good is, this a problem that is present in good times and bad times, it's not related fully to increasing housing pricing and things like that and it is kind of a national disgrace because it is much more visible in a city like San Francisco, which is geographically small and population is relatively small. There may be homelessness problems in other cities, I am sure there are, but there not as visible or as intense as ours is, and they noted that we spend \$241 million per year on the homelessness problem with 76

different agencies and 400 different contracts, so they point out the fact that there is a lot of overlap, there is no performance base on these contracts. They really think this has to be look at, and it has to be made for efficient, and they have to demand comprehensive care, rather than just fragmented care is the case, and they point to examples of Houston, Salt Lake City and New York City, which have had excellent tracking systems, particularly New York, which puts an emphasis on frequent users service enhancement, which is call FUSE and they deal with the chronically homelessness more directly and more targeted than we do, we kind of seem to handle all situations identically which is not too effective, and they point realistically, we're need a big bond issue of at least \$200 million probably a lot more, and also work with other jurisdictions because it is not just a problem in San Francisco, it is a problem that is a national one, and we have to work with other counties in the area. In fact, you know at least 450 new homeless people who will soon become homeless come to San Francisco each year and we have to dispense any idea that this is as sanctuary for people who may want to come here, and not participate in programs or follow the laws. That was some really well written editorial and particularly the part about providing care comprehensive care, but having rules also. I would urge to read if it you can get. It is the Sunday, July 3rd San Francisco Chronicle.

**Commissioner Richards:**

Couple of comments I have piggybacking off of Commissioner Antonini's, all the items that were written on homelessness were a coordinated effort. I believe seventy news outlets across the entire city, so you couldn't pick-up a publication and read something online without seeing about the subject matter. I think that is unprecedented, at least, for as long I've being living here for 25 years, to see something so coordinated, and I think a lot of the ideas and solutions that were put forward really have a lot validity to them and I hope that we and the Board of Supervisors and Mayor and everyone else involved can actually take look at it and actually determine how we can get some of that stuff implemented. Second comment, I was reading the New York Times on Friday July 1<sup>st</sup>. I came across an item, this is about capacity, "Taking it to the Street to Dodge Sidewalk Mobs" in New York. So, here we are in San Francisco talking about we don't enough parks, we don't have enough transportation, we have all this population coming, but we don't have the infrastructure to support it, and here in New York City the population increased so much the sidewalks are not big enough to hold the number of people, especially in key areas and talks about people walking in the street, because they can't walking on the sidewalk, that is something that really, really resonated with me, that there are limitations physical limitations to growth, this is one of them. Interesting enough item number 7, Vision Zero one of the items that we have in that general plan amendment talks about the width of the sidewalks need to be wide enough to handle the people and it all tied together for me, that infrastructure not just transportation, is sidewalks, and then in yesterday's Chronicle the City will buy a new park, a site for a new park, that will be coming at Minna and Natoma Streets, a half-acre, they will knock a building down for a park, which I believe part of Eastern Neighborhoods vision and plan is to create more parks, because that are of the City is an incredibly underserved by parks, the only kicker here is though, it won't be online for another 10 years, so we have all these population and no parks coming 15 years later, that is what I think some of the frustration we're seeing in the City is. We have all the population but the infrastructure really lags far behind it. Thanks.

**C. DEPARTMENT MATTERS**

**4. Director's Announcements**

**Director Rahaim:**

Good afternoon, Commissioners, I want to take a moment to introduce you to the interns who many of whom are in the audience today. The internship summer program has begun, if I can ask you all to stand up for a minute or two. There are so many this year, I won't go through the list of names. We actually have 31 interns in the Department this year, we are blessed with a group of people from a broad variety of backgrounds and from all over the country. They all work full-time, except for a handful of high school interns who are part of that 31 students. We had over 500 applications for the program this year, some of the projects that they're working on include the Civic and Public Space Design work with the City Design Group, they are working on transportation planning. They're working on affordable housing studies. They're working on sustainability issues and historic context statements. As part of program, it is a 12 week program every summer, each intern is paired with a planner who mentors them and supervises their work. There are weekly discussion site visits and special presentations run by members of staff to highlight the variety of work we do, obviously they also come to hear the Planning Commission and the Historic Preservation Commission and hear your part of the world and then the final week later in the summer they'll present their work product to staff during a series of lunch time presentations, which the Commission is certainly welcome to attend. We really appreciate all your work, and that you here and we really welcome you to the Department and to the Commission. And just lastly, I want to thank Tina Tam, who is also here today, who is the intern program supervisor, who organizes all the events and is really a great mentor to all of them, so thank you and welcome.

5. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

None

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKERS:** Dino Adelfio – Transportation issues and crime

**E. REGULAR CALENDAR**

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

6. (M. ESPINOSA: (415) 575-8735)  
**SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA) – Informational Presentation**, as a precursor to the Joint Hearing scheduled for July 21, 2016.

*Preliminary Recommendation: None - Informational*

SPEAKERS: None  
 ACTION : Continued to July 14, 2016  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson

7. [2014.0556GPA](#) (L. LANGLOIS: (415) 575-9083)  
VISION ZERO – Initiate **General Plan Amendments**, Pursuant to Planning Code Section 340, the Planning Commission will consider initiating changes to the Transportation Element and Urban Design Element of the General Plan.

*Preliminary Recommendation: Initiate and schedule a public hearing on or after October 6, 2016*

SPEAKERS: = Lily Langlois – Staff report  
 + Sue Hestor – Hills, mobility issues  
 + Dino Adelfio – Multi lane street map  
 + (F) Speaker - Suggested edits, additions  
 (F) Speaker – Tech impacts, J-walkers, looking at their phones  
 ACTION : Initiated and Scheduled for 10/6  
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu  
 ABSENT: Fong  
 RESOLUTION: 19689

8. [2016-004987PCA](#) (D. SÁNCHEZ: (415) 575-9082)  
HOUSING BALANCE REPORT [BOARD FILE NO. 160321] - **Planning Code Amendment**, introduced by Supervisor Kim, modifying the Housing Balance Report data to include the withdrawal of housing units from the rental market by all means, including owner move-ins; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval with Modification*

SPEAKERS: = Diego Sanchez – Staff report  
 + April Ng, Aide to Supervisor Kim  
 ACTION : Adopted a Recommendation for Approval  
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu  
 ABSENT: Fong  
 RESOLUTION: 19690

- 9a. [2015-010521CUA](#) (L. AJELLO: (415) 575-9142)  
5644 GEARY BOULEVARD - northeast corner of Geary Blvd. and 21<sup>st</sup> Avenue; Lot 022 in Assessor’s Block 1452 (District 1) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 703.4 to establish a Formula Retail business that sells mobility products and services, including mobile telecommunication devices, plans, accessories and technical services (d.b.a. AT&T) on the ground floor of the existing two-story commercial building formerly occupied by an electronics retail company (d.b.a. RadioShack). The subject property is located within a NC-3 (Neighborhood Commercial,

Moderate Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Todd Kennedy – Staff report  
 + Tom Tunney – Project presentation  
 + (F) Speaker – Design presentation  
 ACTION : Approved with Conditions  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson  
 MOTION: 19691

- 9b. [2015-010423CUA](#) (T. KENNEDY: (415) 575-9125)  
1567 SLOAT BOULEVARD - southeast side of Sloat Boulevard and Clearfield Drive, located on the west side of the Lakeshore Plaza, Lot 003 in Assessor's Block 7255 (District 7) - Request for **Conditional Use Authorization** to change a use from a vacant Formula Retail electronics store (Radio Shack) to a Formula Retail wireless electronics retail store (AT&T) pursuant Planning Code Sections 303.1 and 713. The subject property is located within a NC-S (Neighborhood Commercial, Shopping Center) Zoning District and 26-40-X Height and Bulk District. The proposed use would occupy an existing tenant space on the ground level and is approximately 1,980 square feet in floor area. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as Item 9a.  
 ACTION : Approved with Conditions  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson  
 MOTION: 19692

- 9c. [2015-010426CUA](#) (K. DURANDET: (415) 575-6816)  
2490 SAN BRUNO AVENUE - west side of San Bruno Avenue between Felton and Silliman Streets, Lot 012 in Assessor's Block 5925 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303.1 to establish a Formula Retail business that sells mobility products and services, including mobile telecommunication devices, plans, accessories and technical services (d.b.a. AT&T) on the ground floor of the existing one-story commercial building formerly occupied by an electronics retail company (d.b.a. RadioShack). The subject property is located within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as Item 9a.  
 ACTION : Approved with Conditions  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson

MOTION: 19693

- 10a. [2014.0482C](#) (T. CHANG: (415) 575-9197)  
651 GEARY STREET - located on the south side of Geary Street, between Leavenworth and Jones Streets, Lot 020 in Assessor's Block 0318 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 253, 263.7 and 303, for the new construction of a building exceeding a height of 50-feet and base height of 80-feet in an RC-4 Zoning and 80-T-130-T Height and Bulk District. The project proposes to construct an approximately 130'-0" tall, 84,185 gross square-foot, thirteen-story mixed-used building containing 52 residential units, approximately 770 square feet of retail space, 26 vehicular off-street parking spaces, 52 Class 1, six (6) Class 2 bicycle parking spaces and approximately 3,730 square feet of common and private open space. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Tina Chang – Staff report  
 + Peter Wong – Project presentation  
 + Frank Fung – Response to questions

ACTION: Approved with Conditions as amended for the Sponsor to work with Preservation Staff, in consultation with the ARC of the HPC to refine the design the primary façade

AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu

ABSENT: Fong

MOTION: 19694

- 10b. [2014.0482VAR](#) (T. CHANG: (415) 575-9197)  
651 GEARY STREET - located on the south side of Geary Street, between Leavenworth and Jones Streets, Lot 020 in Assessor's Block 0318 (District 6) - Request for **Rear Yard Modification**, pursuant to Planning Code Sections 134(g), 249.5; and Variance from exposure requirements for 20 dwelling units pursuant to Section 140 in an RC-4 (Residential Commercial, High Density) Zoning and an 80-T Height and Bulk District. The project proposes to construct an approximately 130'-0" tall, 84,185 gross square-foot, thirteen-story mixed-used building containing 52 residential units, approximately 770 square feet of retail space, 26 vehicular off-street parking spaces, 52 Class 1, three (3) Class 2 bicycle parking spaces and approximately 3,730 square feet of common and private open space.

SPEAKERS: None

ACTION : ZA Closed the PH and indicated an intent to Grant

11. [2016-000375CUA](#) (C. MAY: (415) 575-9087)  
1700 CALIFORNIA STREET - located on the northwest corner of California Street and Van Ness Avenue, Lots 036-089 in Assessor's Block 0642 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 304, to modify an existing Planned Unit Development (PUD) in order to convert a portion of the ground floor parking garage into health service uses, convert a portion of the ground floor parking garage to add four new dwelling units and residential amenity space, and to combine ten existing

dwelling units on the 7<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup> floors into six units within a RC-4 (Residential-Commercial, High Density) Zoning District, the Van Ness Special Use District, the Van Ness Automotive Special Use District and 80-D Height and Bulk District. The PUD process would allow for a modification to the rear yard and dwelling unit exposure requirements of Planning Code Sections 134 and 140. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Chris May – Staff report  
+ John Kevlin – Project presentation  
+ Sue Hestor – Support

ACTION : Approved with Conditions  
AYES: Richards, Antonini, Hillis, Johnson  
NAYES: Moore  
ABSENT: Fong, Wu  
MOTION: 19695

12. [2015-006143CUA](#) (A. KIRBY: (415) 575-9133)  
2755 MCALLISTER STREET - located on the south side of McAllister Street, between Arguello Boulevard and Willard Street, Lot 040 in Assessor's Block 1168 (District 1) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish a one-story-over-garage single family house and construct a new three-story-over-garage, three-unit residential building on the subject lot within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Alex Kirby – Staff report  
+ Earl Wyse – Project presentation  
+ Pamela Horowitz – Design, light

ACTION: Approved with Conditions as amended to remove the built-in grills on the roof deck and extend the light well down to the ground

AYES: Richards, Antonini, Hillis, Johnson, Moore  
ABSENT: Fong, Wu  
MOTION: 19696

13. [2015-002039CUA](#) (B. BENDIX: (415) 575-9114)  
1241 SHRADER STREET - located on the west side of Shrader Street, between Grattan and Alma Streets, Lot 008 in Assessor's Block 1282 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish a two-story single family dwelling and construct a new four-story single-family dwelling within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Brittany Bendix – Staff report



- + William Paskelisky – Project presentation
- + Sean Kegan – Mitigation measures
- Marjorie Crockett – Fourth floor out of character
- Kate Reider – Views
- Darlene Verdell – Outside developers, privacy
- Sam Tusslow – Out of character
- Alexander Crockett - Privacy

ACTION : After hearing and closing public comment; Continued to July 28, 2016  
 AYES: Richards, Antonini, Hillis, Johnson, Moore  
 ABSENT: Fong, Wu

14a. [2014-000601ENX](#) (R. SUCRE: (415) 575-9108)

2675 FOLSOM STREET - located along the east side of Folsom Street, between 22<sup>nd</sup> and 23<sup>rd</sup> Streets, Lots 006, 007, and 024 in Assessor's Block 3639 (District 9) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of the three existing buildings, and the new construction of a four-story residential building (measuring approximately 127,082 gross square feet; approximately 40-ft tall) with 117 dwelling units, approximately 786 square feet of art gallery, 90 off-street parking spaces, 118 Class 1 bicycle parking spaces, 7 Class 2 bicycle parking spaces, and a publically-accessible mid-block alley. Under the LPA, the project is seeking an exception to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) off-street freight loading (Planning Code Section 152.1); and, 4) horizontal mass reduction (Planning Code Section 270.1). The project site is located within the UMU (Urban Mixed-Use), RH-2 (Residential, House, Two-Family), RH-3 (Residential, House, Three-Family) Zoning District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Victor Marquez  
 ACTION : Continued to August 4, 2016  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson

14b. [2014-000601CUA](#) (R. SUCRE: (415) 575-9108)

2675 FOLSOM STREET - located along the east side of Folsom Street between 22<sup>nd</sup> and 23<sup>rd</sup> Streets, Lots 006, 007, and 024 in Assessor's Block 3639 (District 9) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303, and Planning Commission Resolution No. 19548, allow the dwelling unit density at a ratio of one dwelling unit per 1,000 square feet of lot area in the RH-3 Zoning District, and allow new construction of more than 75 dwelling units per the Mission 2016 Interim Zoning Controls. The proposed project includes the new construction of a four-story, 40-ft tall, residential building with 117 dwelling units and 90 off-street parking spaces. The project site is located within the UMU (Urban Mixed-Use), RH-2 (Residential, House, Two-Family), RH-3 (Residential, House, Three-Family) Zoning District, and a 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as Item 14a.

ACTION : Continued to August 4, 2016  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson

## F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

15. [2015-014749DRP](#) (E. SAMONSKY: (415) 575-9112)  
3630 JACKSON STREET - north side of Jackson Street, between Spruce and Maple Streets; Lot 005 in Assessor's Block 0969 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2015.1015.9863 proposing construction of a one-story horizontal rear addition, of approximately 790 square feet, roof deck over the addition and cantilevered deck to a single-family dwelling within a RH-1 (Residential - House, one-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Abbreviated Discretionary Review

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: None  
 ACTION : Continued to October 13, 2016  
 AYES: Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Fong, Johnson

16. [2015-000192DRP](#) (J. SPEIRS: (415) 575-9106)  
1520 FLORIDA STREET - west side of Florida Street, between Cesar Chavez Street and Precita Avenue; Lot 002 in Assessor's Block 5505 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2014.12.26.4521, proposing a three-story horizontal addition to the rear and side of an existing three-story, single family dwelling within a RH-2 (Residential - House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Abbreviated Discretionary Review

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: = Jeff Speirs – Staff report  
 - David Malizia – DR presentation  
 - Doris Trio – Most effected  
 - Ross – Third story addition  
 - Mauricio – Negative impacts  
 + Jason Langkamerer – Project presentation  
 + Steven Dravenbaker – Support  
 + Bruce Mclroy - Support

ACTION : Did Not Take DR and Approved

AYES: Richards, Antonini, Johnson, Moore  
ABSENT: Fong, Hillis, Wu  
DRA No: 0467

**G. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

ADJOURNMENT - 5:04 P.M.